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Attorney for Debtor Jamie Lynn Gallian

**UNITED STATES BANKRUPTCY COURT**  
**CENTRAL DISTRICT OF CALIFORNIA**

|                    |  |
|--------------------|--|
| In Re              | ) <b>BK Case No. 8:21-bk-11710-SC</b>  |
|                    | )                                      |
|                    | ) <b>Chapter 7</b>                     |
|                    | )                                      |
| JAMIE LYNN GALLIAN | ) <b>HOLOGRAPHIC SIGNATURE OF</b>      |
|                    | ) <b>DEBTOR'S COUNSEL ON DEBTOR'S</b>  |
|                    | ) <b>NOTICE OF APPEAL [Docket 600]</b> |
| Debtor.            | )                                      |
|                    | )                                      |
|                    | )                                      |
|                    | )                                      |
|                    | )                                      |
|                    | )                                      |

TO THE COURT AND INTERESTED PARTIES: Please see the attached holographic  
signature of Debtor's Counsel on Debtor's Notice of Appeal.

Dated: April 15, 2025

CHRISTOPHER L. BLANK, ATTORNEY  
AT LAW, PC

By: /s/Christopher L. Blank  
Christopher L. Blank, Attorney for Debtor  
Jamie Lynn Gallian

**Part 2: Identify the subject of this appeal**

1. Describe the judgment—or the appealable order or decree—from which the appeal is taken:  
Order re Trustee's Motion for Sale, Turnover and Good Faith. Docket No. 593, Ent. 4/10/25, Exh. 1.  
Supplemental Order re Sale, Docket No. 598, Ent. 4/14/25, Exh. 2.  
Supplemental Order re Turnover, Docket No. 599, Ent. 4/14/25, Exh. 3.
2. State the date on which the judgment—or the appealable order or decree—was entered: 04/10/2025

**Part 3: Identify the other parties to the appeal**

List the names of all parties to the judgment—or the appealable order or decree—from which the appeal is taken and the names, addresses, and telephone numbers of their attorneys (attach additional pages if necessary):

1. Party: Trustee, Jeffrey Golden  
Attorney:  
Eric P. Israel  
LEVENE, NEALE, BENDER, YOO & GOLUBCHICK, L.L.P.  
2818 La Cienega Ave.  
Los Angeles, CA 90034  
EPI@LNBYG.com
2. Party: Creditor, Houser Bros. Co. dba Rancho Del Rey Mobile Home Estates  
Attorney:  
D. Edward Hays  
MARSHACK HAYS WOOD LLP  
870 Roosevelt  
Irvine, CA 92620  
ehays@marshackhays.com

**Part 4: Optional election to have appeal heard by District Court (applicable only in certain districts)**

If a Bankruptcy Appellate Panel is available in this judicial district, the Bankruptcy Appellate Panel will hear this appeal unless, pursuant to 28 U.S.C. § 158(c)(1), a party elects to have the appeal heard by the United States District Court. If an appellant filing this notice wishes to have the appeal heard by the United States District Court, check below. Do not check the box if the appellant wishes the Bankruptcy Appellate Panel to hear the appeal.

- ☒ Appellant(s) elect to have the appeal heard by the United States District Court rather than by the Bankruptcy Appellate Panel.

**Part 5: Sign below**

Christopher L. Blank



Date: 04/14/2025

Signature of attorney for appellant(s) (or appellant(s)  
if not represented by an attorney)

Fee waiver notice: If appellant is a child support creditor or its representative and appellant has filed the form specified in § 304(g) of the Bankruptcy Reform Act of 1994, no fee is required.

**[Note to inmate filers:** If you are an inmate filer in an institution and you seek the timing benefit of Fed. R. Bankr. P. 8002(c)(1), complete Director's Form 4170 (Declaration of Inmate Filing) and file that declaration along with the Notice of Appeal.]

## PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:

2973 Harbor Blvd. #506, Costa Mesa, CA 92626

A true and correct copy of the foregoing document entitled (*specify*):

### HOLOGRAPHIC SIGNATURE OF DEBTOR'S COUNSEL ON DEBTOR'S NOTICE OF APPEAL

will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

**1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):** Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (*date*) April 4, 2025 Brief and April 15, 2025 Exhibit 1, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

See Attached

☐ Service information continued on attached page

### 2. SERVED BY UNITED STATES MAIL:

On (*date*) \_\_\_\_\_, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

**3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL** (*state method for each person or entity served*): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (*date*) \_\_\_\_\_, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

April 15, 2025 Christopher L. Blank  
*Date Printed Name*

/S/Christopher L. Blank  
*Signature*

**SERVICE LIST**

8:21-bk-11710-SC Notice will be electronically mailed to:

Bradford Barnhardt on behalf of Creditor Houser Bros. Co. dba Rancho Del Rey Mobile Home Estates  
bbarnhardt@marshackhays.com, bbarnhardt@ecf.courtdrive.com, alinares@ecf.courtdrive.com

Bradford Barnhardt on behalf of Interested Party Courtesy NEF  
bbarnhardt@marshackhays.com, bbarnhardt@ecf.courtdrive.com, alinares@ecf.courtdrive.com

Bradford Barnhardt on behalf of Plaintiff Houser Bros. Co.  
bbarnhardt@marshackhays.com, bbarnhardt@ecf.courtdrive.com, alinares@ecf.courtdrive.com

Christopher L Blank on behalf of Attorney Christopher L. Blank, Attorney at Law, PC  
chris@chrisblanklaw.com

Christopher L Blank on behalf of Debtor Jamie Lynn Gallian  
chris@chrisblanklaw.com

Aaron E. De Leest on behalf of Plaintiff Jeffrey I. Golden  
adeleest@marshackhays.com, adeleest@marshackhays.com, alinares@ecf.courtdrive.com

Aaron E. De Leest on behalf of Trustee Jeffrey I Golden (TR)  
adeleest@marshackhays.com, adeleest@marshackhays.com, alinares@ecf.courtdrive.com

Robert P Goe on behalf of Creditor The Huntington Beach Gables Homeowners Association  
kmurphy@goeforlaw.com,  
rgoe@goeforlaw.com; goeforecf@gmail.com; Goe.RobertP.R@notify.bestcase.com; ajohnston@goeforlaw.com

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Robert P Goe on behalf of Plaintiff The Huntington Beach Gables Homeowners Association  
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Jeffrey I Golden (TR)  
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D Edward Hays on behalf of Creditor Houser Bros. Co. dba Rancho Del Rey Mobile Home Estates  
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D Edward Hays on behalf of Interested Party Courtesy NEF

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D Edward Hays on behalf of Plaintiff Houser Bros. Co.

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Brandon J. Iskander on behalf of Creditor The Huntington Beach Gables Homeowners Association

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Brandon J. Iskander on behalf of Plaintiff The Huntington Beach Gables Homeowners Association

biskander@goeforlaw.com, kmurphy@goeforlaw.com

Eric P Israel on behalf of Trustee Jeffrey I Golden (TR)

epi@lnbyg.com, danninggill@gmail.com;eisrael@ecf.inforuptcy.com

Eric P Israel on behalf of Trustee Jeffrey I Golden (TR)

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Shantal Malmed on behalf of Interested Party Courtesy NEF

, cheryl.caldwell@gmlaw.com

Shantal Malmed on behalf of Plaintiff Jeffrey I. Golden

shantal.malmed@gmlaw.com, cheryl.caldwell@gmlaw.com

Shantal Malmed on behalf of Trustee Jeffrey I Golden (TR)

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Mark A Mellor on behalf of Defendant Randall L Nickel

mail@mellorlawfirm.com, mellormr79158@notify.bestcase.com

Mark A Mellor on behalf of Interested Party Courtesy NEF

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Laila Rais on behalf of Creditor Houser Bros. Co. dba Rancho Del Rey Mobile Home Estates

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lmasud@ecf.courtdrive.com;lbuchanan@marshackhays.com;alinares@ecf.courtdrive.com

Laila Rais on behalf of Interested Party Courtesy NEF

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Laila Rais on behalf of Plaintiff Houser Bros. Co.

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Valerie Smith on behalf of Interested Party Courtesy NEF  
claims@recoverycorp.com

United States Trustee (SA)  
ustpreion16.sa.ecf@usdoj.gov

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840 Newport Center Dr Ste 100  
Newport Beach, CA 92660

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Janine Jasso  
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Levene Neale Bender Yoo & Golubchik L.L.P.  
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Los Angeles, CA 90034

Michael D Poole on behalf of Creditor The Huntington Beach Gables Homeowners Association  
Feldsott & Lee, ALC  
23161 Mill Creek Dr Ste 300  
Laguna Hills, CA 92653

Michael D Poole on behalf of Plaintiff The Huntington Beach Gables Homeowners Association  
Feldsott & Lee  
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Laguna Hills, CA 92653